Executive Summary Report

Appraisal Date 1/1/00 – 2000 Assessment Roll

Specialty Name:

Retirement Homes (153)

Sales – Improved Analysis Summary:
Number of Sales: 11
Range of Sale Dates: 1/97 – 1/00

Sales – Ratio Study Summary:

	Average Total	Average Sale Price	Ratio	COV
1999 Value	$2,104,700	$2,255,600	93.3%	8.11%
2000 Value	$2,187,400	$2,255,600	97.0%	6.99%
Change	$192,200		+4.3%	- 1.12%
%Change	+3.92%	.	+4.60%	-13.81%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of –1.12% and –13.81% actually represents an improvement.

Sales used in Analysis: All improved sales, which were verified as good, and have not been remodeled since purchases were included in the analysis. The sales were limited and 8 of the Sales were from one complex and 2 of the sales were involved in double sales.

Population - Parcel Summary Data:

	Land	Imps	Total
1999 Value	$101,023,100	$492,200,400	$593,223,500
2000 Value	$119,037,000	$466,430,548	$585,467,548
Percent Change	+17.83%	-05.24%	-01.31%

Number of Parcels in the Population: 206

Conclusion and Recommendation:
Selecting the values for the 2000 Assessment Roll is recommended since the values recommended in this report improve uniformity and assessment level.